



## DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street, then Lower Road, turn left into Little Marcle Road, take the second left into Churchill Meadow, take the first left and the property can be found at the bottom of the cul-de-sac.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band C

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	84	
(81-91)			
(69-80)	B		
(55-68)			
(39-54)	C		
(21-38)			
(1-20)	D		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

11 Churchill Meadow  
Ledbury HR8 2DG

£275,000

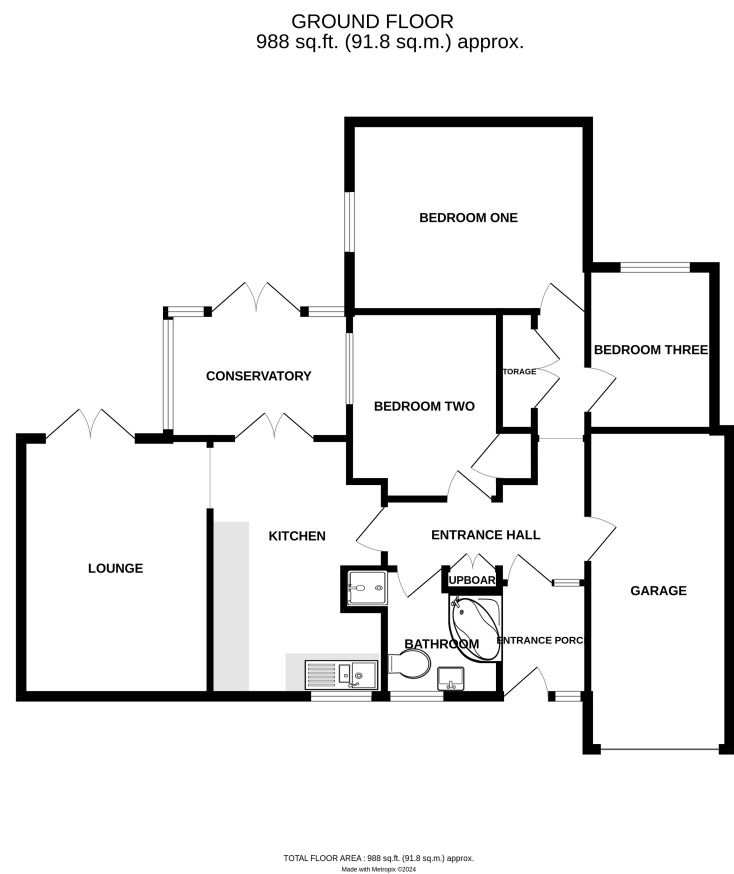


- Three Bedrooms.
- Conservatory.
- Private Enclosed Garden.
- Garage and Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177





## 11 Churchill Meadow

### Situation and Description

11 Churchill Meadow is situated within walking distance of Ledbury town centre, in a quiet cul-de-sac location. The bungalow offers well presented and much improved accommodation throughout to include lounge, kitchen/dining room, conservatory, three bedrooms, bathroom, enclosed, private garden, garage and off road parking.

In more detail the accommodation comprises:

### Inside

#### Entrance Porch

with wooden style flooring, power points, door to:

#### Entrance Hall

with radiator, power points, doors to two large Storage Cupboards with double doors, feature brick effect wall. Doors to:

#### Bedroom One

14' 4" x 10' 8" (4.37m x 3.25m) with window to side, radiator, power points.

#### Bedroom Two

10' 7" x 8' 7" (3.23m x 2.62m) with window to side, radiator, power points, decorative wall tiles, hatch to roof space, door to Storage Cupboard.

#### Bedroom Three

9' 2" x 7' 2" (2.79m x 2.18m) with window to rear, radiator, power points.

#### Bathroom

with window to front, corner bath with shower over, separate shower cubicle, low flush w.c., washbasin, tiled walls, ladder style radiator.

#### Kitchen

14' 4" x 9' 10" (4.37m x 3.00m) with window to front, range of laminate worktops with cupboards and drawers under, inset 1 1/2 sink with drainer, eye level wall cupboards, wall mounted central heating boiler, space for electric cooker, washing machine,

and fridge/freezer, tiled splashbacks, power points, radiator. Opening to:

#### Lounge/Dining Room

14' 6" x 9' 10" (4.42m x 3.00m) with French doors to rear opening onto the garden, two radiators, power points, T.V point.

#### Conservatory

10' 3" x 7' 2" (3.12m x 2.18m) with double doors leading to garden, wooden style flooring, ceiling fan, power points.

### Outside

#### Approach

The property is approached from Churchill Meadow via a concrete driveway with adjacent gravelled foregarden, leading to:

#### Garage

with up and over door, power and light connected, pedestrian door to Entrance Hall.

### Garden

The rear garden comprises a raised decked seating area with steps leading to a shaped lawn with stepping stones, a further decked area can be found at the rear of the property. The garden is enclosed on all sides and offers considerable privacy.



### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

### At a glance...

- ✔ Bedroom One  
14'4 x 10'8 (4.37m x 3.25m)
- ✔ Bedroom Two  
10'7 x 8'7 (3.23m x 2.62m)
- ✔ Bedroom Three  
9'2 x 7'2 (2.79m x 2.18m)
- ✔ Kitchen  
14'4 x 9'10 (4.37m x 3m)
- ✔ Lounge/Dining Room  
14'6 x 9'10 (4.42m x 3m)
- Conservatory  
10'3 x 7'2 (3.12m x 2.18m)

### And there's more...

- ✔ Well Presented.
- ✔ Bungalow.
- ✔ Three Bedrooms.
- ✔ Private Enclosed Garden.
- ✔ Garage.
- ✔ Off Road Parking.
- ✔ No Onward Chain.